# Bernardsville

# November 2024 Market Snapshot

| Units | Address                     | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assess-<br>ment | SP:AV |
|-------|-----------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-----------------------|-------|
| 1     | 132 Claremont Road Unit 7-C | OneFloor | 1      | 1.0   | 16  | \$259,000        | \$259,000   | \$255,000   | 98.46%  | \$207,700             | 1.23  |
| 2     | 37 West Street              | CapeCod  | 3      | 1.0   | 76  | \$525,000        | \$495,000   | \$477,500   | 96.46%  | \$422,200             | 1.13  |
| 3     | 7E Somerset Hills Court     | TwnEndUn | 2      | 2.1   | 14  | \$460,000        | \$460,000   | \$560,000   | 121.74% | \$441,000             | 1.27  |
| 4     | 33 Garibaldi Street         | CapeCod  | 2      | 2.1   | 40  | \$449,999        | \$449,999   | \$575,000   | 127.78% | Renovated             |       |
| 5     | 120 Peachcroft Drive        | Bi-Level | 3      | 2.0   | 57  | \$695,000        | \$625,000   | \$595,000   | 95.20%  | \$639,900             | 0.93  |
| 6     | 16 Thompson Street          | Colonial | 3      | 2.0   | 10  | \$685,000        | \$685,000   | \$685,000   | 100.00% | \$569,000             | 1.20  |
| 7     | 22 Washington Avenue        | Colonial | 3      | 2.1   | 9   | \$749,900        | \$749,900   | \$766,500   | 102.21% | \$578,200             | 1.33  |
| 8     | 103 Seney Drive Ext         | Colonial | 5      | 5.0   | 53  | \$1,295,000      | \$1,210,000 | \$1,125,000 | 92.98%  | \$1,163,300           | 0.97  |
| 9     | 180 Mount Harmony Road      | Custom   | 5      | 4.2   | 164 | \$2,500,000      | \$2,500,000 | \$2,275,000 | 91.00%  | \$1,341,000           | 1.70  |
|       | AVERAGE                     |          |        |       | 49  | \$846,544        | \$825,989   | \$812,667   | 102.87% |                       | 1.22  |

#### "Active" Listings in Bernardsville

Number of Units: 22

Average List Price: \$2,708,086

Average Days on Market: 113

#### "Under Contract" Listings in Bernardsville

Number of Units:

Average List Price: \$1,040,761

Average Days on Market: 89



### Bernardsville 2024 Year to Date Market Trends

| January     | February   | March   | April  | May   | June   | July   | August   | September   | October  | November   | December  | YTD AVG  |
|-------------|--|---|--|---|--|--|--|---|--|--|---|--|
| 56          | 68   | 39  | 64   | 15  | 18   | 19   | 13   | 55  | 27   | 49   |   | 33   |
| \$1,149,667 | \$1,872,375  | \$834,571   | \$1,200,322  | \$1,088,354   | \$804,167  | \$1,467,656  | \$1,162,700  | \$1,460,000   | \$1,771,984  | \$825,989  |   | \$1,206,886  |
| \$1,128,333 | \$1,792,250  | \$857,786   | \$1,171,944  | \$1,123,727   | \$826,983  | \$1,491,389  | \$1,194,911  | \$1,423,011   | \$1,763,571  | \$812,667  |   | \$1,211,067  |
| 101.27%     | 99.81%   | 104.56%   | 98.68%   | 105.56%   | 105.94%  | 103.14%  | 103.53%  | 97.41%  | 104.90%  | 102.87%  |   | 102.81%  |
| 1.24        | 1.31   | 1.41  | 1.22   | 1.37  | 1.41   | 1.30   | 1.45   | 1.25  | 1.51   | 1.22   |   | 1.35   |
| 3           | 4  | 7   | 9  | 11  | 6  | 9  | 17   | 7   | 7  | 9  |   | 89   |
| 3.38        | 3.85   | 3.85  | 3.79   | 3.00  | 3.11   | 3.81   | 2.73   | 3.26  | 3.28   | 3.00   |   | 3.37   |
| 14          | 16   | 17  | 23   | 23  | 25   | 31   | 28   | 31  | 30   | 22   |   | 24   |
| 12          | 14   | 14  | 13   | 14  | 22   | 17   | 12   | 10  | 14   | 13   |   | 14   |
|             | 56<br>\$1,149,667<br>\$1,128,333<br>101.27%<br>1.24<br>3<br>3.38 | 56 68<br>\$1,149,667 \$1,872,375<br>\$1,128,333 \$1,792,250<br>101.27% 99.81%<br>1.24 1.31<br>3 4<br>3.38 3.85<br>14 16 | 56       68       39         \$1,149,667       \$1,872,375       \$834,571         \$1,128,333       \$1,792,250       \$857,786         101.27%       99.81%       104.56%         1.24       1.31       1.41         3       4       7         3.38       3.85       3.85         14       16       17 | 56       68       39       64         \$1,149,667       \$1,872,375       \$834,571       \$1,200,322         \$1,128,333       \$1,792,250       \$857,786       \$1,171,944         101.27%       99.81%       104.56%       98.68%         1.24       1.31       1.41       1.22         3       4       7       9         3.38       3.85       3.85       3.79         14       16       17       23 | 56         68         39         64         15           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727           101.27%         99.81%         104.56%         98.68%         105.56%           1.24         1.31         1.41         1.22         1.37           3         4         7         9         11           3.38         3.85         3.85         3.79         3.00           14         16         17         23         23 | 56         68         39         64         15         18           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983           101.27%         99.81%         104.56%         98.68%         105.56%         105.94%           1.24         1.31         1.41         1.22         1.37         1.41           3         4         7         9         11         6           3.38         3.85         3.85         3.79         3.00         3.11           14         16         17         23         23         25 | 56         68         39         64         15         18         19           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167         \$1,467,656           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983         \$1,491,389           101.27%         99.81%         104.56%         98.68%         105.56%         105.94%         103.14%           1.24         1.31         1.41         1.22         1.37         1.41         1.30           3         4         7         9         11         6         9           3.38         3.85         3.85         3.79         3.00         3.11         3.81           14         16         17         23         23         25         31 | 56         68         39         64         15         18         19         13           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167         \$1,467,656         \$1,162,700           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983         \$1,491,389         \$1,194,911           101.27%         99.81%         104.56%         98.68%         105.56%         105.94%         103.14%         103.53%           1.24         1.31         1.41         1.22         1.37         1.41         1.30         1.45           3         4         7         9         11         6         9         17           3.38         3.85         3.85         3.79         3.00         3.11         3.81         2.73           14         16         17         23         23         25         31         28 | 56         68         39         64         15         18         19         13         55           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167         \$1,467,656         \$1,162,700         \$1,460,000           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983         \$1,491,389         \$1,194,911         \$1,423,011           101.27%         99.81%         104.56%         98.68%         105.56%         105.94%         103.14%         103.53%         97.41%           1.24         1.31         1.41         1.22         1.37         1.41         1.30         1.45         1.25           3         4         7         9         11         6         9         17         7           3.38         3.85         3.85         3.79         3.00         3.11         3.81         2.73         3.26           14         16         17         23         23         25         31         28         31 | 56         68         39         64         15         18         19         13         55         27           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167         \$1,467,656         \$1,162,700         \$1,460,000         \$1,771,984           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983         \$1,491,389         \$1,194,911         \$1,423,011         \$1,763,571           \$101.27%         99.81%         \$104.56%         98.68%         \$105.56%         \$105.94%         \$103.14%         \$103.53%         \$97.41%         \$104.90%           \$1.24         \$1.31         \$1.41         \$1.22         \$1.37         \$1.41         \$1.30         \$1.45         \$1.25         \$1.51           \$3         \$4         7         9         \$11         6         9         \$17         7         7           \$3.38         \$3.85         \$3.85         \$3.79         \$3.00         \$3.11         \$3.81         \$2.73         \$3.26         \$3.28           \$14         \$16         \$17         \$23         \$23         \$25         \$31         \$28         \$31         \$30 | 56         68         39         64         15         18         19         13         55         27         49           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167         \$1,467,656         \$1,162,700         \$1,460,000         \$1,771,984         \$825,989           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983         \$1,491,389         \$1,194,911         \$1,423,011         \$1,763,571         \$812,667           101.27%         99.81%         104.56%         98.68%         105.56%         105.94%         103.14%         103.53%         97.41%         104.90%         102.87%           1.24         1.31         1.41         1.22         1.37         1.41         1.30         1.45         1.25         1.51         1.22           3         4         7         9         11         6         9         17         7         7         9           3.38         3.85         3.85         3.79         3.00         3.11         3.81         2.73         3.26         3.28         3.00           14         16         17         23         23 <td< td=""><td>56         68         39         64         15         18         19         13         55         27         49           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167         \$1,467,656         \$1,162,700         \$1,460,000         \$1,771,984         \$825,989           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983         \$1,491,389         \$1,194,911         \$1,423,011         \$1,763,571         \$812,667           101.27%         99.81%         104.56%         98.68%         105.56%         105.94%         103.14%         103.53%         97.41%         104.90%         102.87%           1.24         1.31         1.41         1.22         1.37         1.41         1.30         1.45         1.25         1.51         1.22           3         4         7         9         11         6         9         17         7         7         9           3.38         3.85         3.85         3.79         3.00         3.11         3.81         2.73         3.26         3.28         3.00           14         16         17         23         23         <td< td=""></td<></td></td<> | 56         68         39         64         15         18         19         13         55         27         49           \$1,149,667         \$1,872,375         \$834,571         \$1,200,322         \$1,088,354         \$804,167         \$1,467,656         \$1,162,700         \$1,460,000         \$1,771,984         \$825,989           \$1,128,333         \$1,792,250         \$857,786         \$1,171,944         \$1,123,727         \$826,983         \$1,491,389         \$1,194,911         \$1,423,011         \$1,763,571         \$812,667           101.27%         99.81%         104.56%         98.68%         105.56%         105.94%         103.14%         103.53%         97.41%         104.90%         102.87%           1.24         1.31         1.41         1.22         1.37         1.41         1.30         1.45         1.25         1.51         1.22           3         4         7         9         11         6         9         17         7         7         9           3.38         3.85         3.85         3.79         3.00         3.11         3.81         2.73         3.26         3.28         3.00           14         16         17         23         23 <td< td=""></td<> |

## Flashback! YTD 2023 vs YTD 2024

| YTD         | 2023        | 2024        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 45          | 33          | -26.01%  |
| Sales Price | \$1,124,449 | \$1,211,067 | 7.70%    |
| LP:SP       | 100.65%     | 102.81%     | 2.15%    |
| SP:AV       | 1.26        | 1.35        | 7.04%    |

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

| YTD             | 2023 | 2024 | % Change |  |
|-----------------|------|------|----------|--|
| # Units Sold    | 88   | 89   | 1.14%    |  |
| Rate of Ab 3 Mo | 2.74 | 3.37 | 22.84%   |  |
| Actives         | 21   | 24   | 13.54%   |  |
| Under Contracts | 13   | 14   | 6.16%    |  |

#### Bernardsville Yearly Market Trends







#### Bernardsville Yearly Market Trends Sales Price to List Price Ratios





